

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Address	Ward	Owner/Developer	Units	New Units
FY 1999 Projects					
1429 Girard Street	1429 Girard Street, NW.	1	Development Corp. of Columbia Hgts.	19	
Walbraff Apartments	3025 15th Street, NW	1	PIC	28	28
Edgewood 2	611 Edgewood Terrace NE	5	C.P.D.C.	202	202
Augusta / Louisa Apartments	216 New York Ave-1151 New Jersey Ave, NW	6	Northwest Church Family a Network	30	30
Douglas Townhomes	910 10th St.. NE	6	H Street CDC	10	10
Ellen Wilson	7th & G Streets	6	DCHA	134	
Banneker Place Apts.	410-411 Ridge Road, SE	7	Dupont Park Apartments Joint Venture	348	348
Chaplin Wood Townhomes	4800 Texas Ave., SE	7	Manna & Marshall Heights	22	22
Garfield Park	2850-52 23rd St., SE	8	Triad/Patriot Group	94	
Hillsdale Heights Townhouses, Phase III	Howard, Stanton and Pomeroy Roads SE	8	East of the River CDC	56	56
Rockburn Estates	Jasper St. & Shipley Terr	8	Patriot Group/Clark	228	
Peak Pool (4 Projects)	various	1,4,5	Peak Development	376	
Subtotal FY 1999 Projects				1,547	696
FY 2000 Projects					
Haven House Cooperative	1477 Newton Street NW	1	Haven House Coop Association, Inc.	29	29
Aspen Court	6650-76 Ga. Ave.NW	4	Peak Development	105	
636 12th Street NE Cooperative	636 12th Street NE	6	636 Cooperative Association	16	
Ft. Chapin	4219 East Capitol, NE	7	Edmundson & Gallager	549	
Agape Apartments	209 Atlantic Street SE	8	Residing in Group Housing Together	11	
Barnaby Manor	Chesapeake Rd., SE	8	Crawford-Edgewood	124	
Congress Park I	1327 Savannah St., SE	8	Mid-City Urban, LLC	163	
Friendship Court	Livingston Road, SE	8	CIH Homes	136	
Stanton Glenn	3098 Stanton Road,SE	8	Kisha/Castle Development	378	
St. Paul Senior Housing	114 1st Street, SE	8	St. Paul CDC	56	56
Washington View Condos	2601-2619 Douglas Road SE	8	East of River CDC/ BOA	77	77
Wheeler Creek	901 Varney Street SE	8	A&R/ESIC/DCHA/WCDC	314	134
Subtotal FY 2000 Projects				1,958	296

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Construction Method		Ownership Type		Building Type			Timeline		
	Rehab Units	New Constr.	Home-ownership	Rental	High Rise	Garden Style	Single Family	Preliminary Commitment	Construction Start	Occupancy
FY 1999 Projects										
1429 Girard Street	19		19			19			Sep-99	Dec-00
Walbraff Apartments	28			28		28		Feb-99	Jul-98	Sep-99
Edgewood 2	202			202		202				
Augusta / Louisa Apartments	30			30		30			Jul-99	Feb-02
Douglas Townhomes		10	10				10		Oct-99	May-01
Ellen Wilson		134	134				134		Complete	
Banneker Place Apts.	348			348		348			May-99	Sep-00
Chaplin Wood Townhomes		22	22				22		May-99	Sep-00
Garfield Park	94			94		94		May-99	Sep-99	Sep-99
Hillsdale Heights Townhouses, Phase III		56	56				56		Apr-00	Aug-01
Rockburn Estates	228			228		228		Jun-98	Aug-99	Sep-00
Peak Pool (4 Projects)	376			376	188	188		Sep-98	Jan-99	Jan-99
Subtotal FY 1999 Projects	1,325	222	241	1,306	188	1,137	222			
FY 2000 Projects										
Haven House Cooperative	29			29		29		Oct-99	Jul-00	Jan-02
Aspen Court	105			105		105		Oct-99	Jul-00	Jul-00
636 12th Street NE Cooperative	16			16		16		Nov-98	Jun-99	Jun-00
Ft. Chapin	549			549		549		Jun-99	Jan-00	Jan-00
Agape Apartments	11			11		11			Oct-00	TBD
Barnaby Manor	124			124		124		Mar-99	Dec-99	Apr-01
Congress Park I	163			163		163		Oct-99	Apr-00	Apr-00
Friendship Court	136			136		136		May-99	Mar-00	Mar-00
Stanton Glenn	378			378		378		May-99	Apr-00	Apr-00
St. Paul Senior Housing		56		56		56		Nov-99	Jun-02	TBD
Washington View Condos	77		77			77			Aug-01	Jul-02
Wheeler Creek		314	134	180		134	180	Jun-98	Nov-98	Aug-00
Subtotal FY 2000 Projects	1,588	370	211	1,747		1,778	180			
PSA: construction start date is not available because DHCD only provided funding for pre-construction, soft costs, or acquisition costs.										
NA: construction start date is not available because the agency has not closed the financing.										
TBD: to be determined										

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(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Affordability					Market	TDC
	30%	40%	50%	60%	80%		
FY 1999 Projects							
1429 Girard Street					19		\$ 1,650,000
Walbraff Apartments			28				\$ 4,287,940
Edgewood 2	89		111				\$ 16,375,524
Augusta / Louisa Apartments	30						\$ 1,413,811
Douglas Townhomes					10		\$ 1,487,000
Ellen Wilson	33	21	20	23	23	14	\$ 26,000,000
Banneker Place Apts.				348			\$ 8,478,570
Chaplin Wood Townhomes					22		\$ 2,870,000
Garfield Park		94					\$ 4,916,540
Hillsdale Heights Townhouses, Phase III				28		28	\$ 8,962,511
Rockburn Estates		224				4	\$ 12,773,000
Peak Pool (4 Projects)	24	352					\$ 11,940,672
Subtotal FY 1999 Projects	176	691	159	399	74	46	101,155,568
FY 2000 Projects							
Haven House Cooperative	14	15					\$ 3,173,323
Aspen Court		15	90				\$ 5,767,000
636 12th Street NE Cooperative				16			\$ 1,052,000
Ft. Chapin		263	286				\$ 33,392,754
Agape Apartments				9	2		\$ 858,000
Barnaby Manor		124					\$ 6,828,772
Congress Park I		72	91				\$ 21,055,100
Friendship Court		136					\$ 5,045,812
Stanton Glenn		96	276			6	\$ 31,770,393
St. Paul Senior Housing		53	3				\$ 5,566,688
Washington View Condos				63	14		\$ 5,858,475
Wheeler Creek	56	56	57	36	109		\$ 54,506,429
Subtotal FY 2000 Projects	70	830	803	124	125	6	174,874,746

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Funding Sources					Appropriated	LIHTC/ DHCD	DHCD	Closing Date	DHCD Future Financing	Closing Date
	CDBG	HOME	HPTF	LAHDO	Capital						
FY 1999 Projects											
1429 Girard Street	\$ 993,695							\$ 993,695	Dec-00		
Walbraff Apartments											
Edgewood 2	\$ 3,300,000							\$ 3,300,000			
Augusta / Louisa Apartments		\$ 900,000						\$ 900,000	May-99		
Douglas Townhomes	\$ 137,000							\$ 137,000	Aug-99		
Ellen Wilson											
Banneker Place Apts.	\$ 875,000							\$ 875,000	May-99		
Chaplin Wood Townhomes	\$ 275,000							\$ 275,000	May-99		
Garfield Park											
Hillsdale Heights Townhouses, Phase III		\$ 700,000			\$ 708,000			\$ 1,408,000	Dec-99		
Rockburn Estates											
Peak Pool (4 Projects)											
Subtotal FY 1999 Projects	\$ 5,580,695	\$ 1,600,000			\$ 708,000			7,888,695			
FY 2000 Projects											
Haven House Cooperative	\$ 375,000							\$ 375,000	Apr-00		
Aspen Court											
636 12th Street NE Cooperative	\$ 430,000							\$ 430,000	May-99		
Ft. Chapin											
Agape Apartments		\$ 675,000						\$ 675,000	Feb-00		
Barnaby Manor											
Congress Park I											
Friendship Court											
Stanton Glenn											
St. Paul Senior Housing	\$ 500,000							\$ 500,000	Feb-00	\$ 744,939	May-02
Washington View Condos		\$ 350,000						\$ 350,000	Nov-99		
Wheeler Creek		\$ 2,747,000						\$ 2,747,000	Apr-00		
Subtotal FY 2000 Projects	\$ 1,305,000	\$ 3,772,000						\$ 5,077,000			

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Capital	Agency	Closing Date	Funding Sources					Closing Date	HUD Grants	DCHA Funds	DCHA	Closing Date
				Tax-Exempt Bond	Tax-Exempt Bridge Bond	Taxable Bond	LIHTC/ DCHFA	HFA					
FY 1999 Projects													
1429 Girard Street													
Walbraff Apartments				\$ 2,000,000			\$ 987,980	\$ 2,000,000	Sep-99				
Edgewood 2					\$ 8,000,000		\$ 5,795,227	\$ 8,000,000		\$ 7,000,000		\$ 7,000,000	
Augusta / Louisa Apartments													
Douglas Townhomes													
Ellen Wilson										\$ 25,075,956	\$ 1,000,000	\$ 26,075,956	
Banneker Place Apts.													
Chaplin Wood Townhomes													
Garfield Park				\$ 3,260,000			\$ 1,455,540	\$ 3,260,000	Aug-99				
Hillsdale Heights Townhouses, Phase III													
Rockburn Estates				\$ 8,500,000			\$ 3,877,000	\$ 8,500,000	Jul-99				
Peak Pool (4 Projects)				\$ 9,050,000			\$ 2,890,672	\$ 9,050,000	Dec-98				
Subtotal FY 1999 Projects				\$22,810,000			\$15,006,419	\$30,810,000		\$ 32,075,956	\$ 1,000,000	\$ 33,075,956	
FY 2000 Projects													
Haven House Cooperative				\$ 810,000	\$ 835,000		\$ 1,080,093	\$ 1,645,000	Jun-00				
Aspen Court				\$ 4,100,000			\$ 1,667,000	\$ 4,100,000	Jun-00				
636 12th Street NE Cooperative				\$ 610,000				\$ 610,000	Jun-00				
Ft. Chapin				\$ 25,800,000			\$ 7,547,000	\$ 25,800,000	Dec-99				
Agape Apartments													
Barnaby Manor				\$ 4,500,000			\$ 2,219,000	\$ 4,500,000	Nov-99				
Congress Park I				\$ 6,310,000	\$ 2,500,000		\$ 5,000,000	\$ 8,810,000	Mar-00				
Friendship Court				\$ 3,575,000			\$ 1,470,812	\$ 3,575,000	Feb-00				
Stanton Glenn				\$ 23,436,200			\$ 8,188,193	\$ 23,436,200	Dec-99				
St. Paul Senior Housing				\$ 2,877,331				\$ 2,877,331					
Washington View Condos													
Wheeler Creek					12,000,000		\$ 7,821,161	\$ 12,000,000	Dec-98	\$ 23,940,000	\$ 9,095,900	\$ 33,035,900	
Subtotal FY 2000 Projects				\$72,018,531	\$15,335,000	\$0	\$34,993,259	\$87,353,531		\$ 23,940,000	\$ 9,095,900	\$ 33,035,900	

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

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FY 2001 Projects					
Clifton Terrace	14th & Clifton St., NW	1	CPDC/Michaels Devel.	152	132
Meridian Manor	1424 Chapin Street NW	1	Meridian Manor Chapin Street LLP	34	34
Frontiers	148 S Street, NW	2	DCHA	54	
Partner Arms II	4506 Georgia Avenue NW	4	Transitional Housing Corporation	13	13
Rittenhouse	Rittenhouse Street @ Georgia	4	PIC	17	17
Edgewood 4	635 Edgewood Terrace NE	5	Edgewood IV Preservation Corporation	258	
Montana Terrace	1625 Montana Ave NE	5	DCHA	93	
Riley Cheeks House	1208 Everts Street NE	5	Safe Haven Outreach	13	13
Carver Terrace	900 21st St., NE	6	Telesis Corp.	312	156
Syphax School	1360 Half Street SW	6	Manna	41	41
Ft Dupont Nehemiah Homes	B Street & Ridge Road SE	7	W.I.N./Enterprise Ft. Dupont	147	147
Huntwood Apartments	5000-5018 Hunt St. NE	7	Huntwood LLC/Triad Housing	212	
The Courts at Pennsylvania Ave.	2525 Minnsota Avenue SE	7	2525 Minnesota Avenue LLC	9	9
Capitol View Townhouses	5901 East Capitol Street, SE	8		90	
Douglass Knolls	22nd St.&Savannah, SE	8	NPCDC	182	182
Elmwood South Condos	1- 128 Danbury Street SW	8	Elmwood South Condos	34	
Henson Ridge	2001 Stanton Road, SE	8	DCHA	600	290
Homes at Woodmont (Ownership)	2105 Good Hope Road SE	8	IDS	26	26
Homes at Woodmont (Rental)	Good Hope Rd. & 24th St. SE	8	K.S.I.	176	176
Livingston Manor	Livingston Road SE	8	W.C.Smith	130	
Monterrey Park	Mississippi Ave. & 7th St. SE	8	TSC / Joy	56	56
Parkway Overlook West (100% Sec 8)	2701 Robinson Place, SE	8	NHT/Enterprise Preservation	266	
Savannah Ridge	2220-2245 Savannah Terrace SE	8	W.C.Smith	190	
Trenton Terrace Apartments	950 Mississippi Avenue SE	8	Crawford	260	
Communities Group/Regency Devel. (pool)	various	6,7	Regency Development	202	
Safe Haven	2352, 2356 & 2360 High St. SE & 4000 D St. SE	7,8	Safe Haven Outreach	48	48
Scattered Site Homeownership	Various Sites		CDC's	123	123
Section 8 Project-Based Multicultural Coop	Various Sites		DCHA	46	46
Subtotal FY 2001 Projects				3,784	1,509

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(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Construction Method		Ownership Type		Building Type			Timeline		
	Rehab Units	New Constr.	Home-ownership	Rental	High Rise	Garden Style	Single Family	Preliminary Commitment	Construction Start	Occupancy
FY 2001 Projects										
Clifton Terrace	152			152	152			Apr-00	Jul-01	Jul-02
Meridian Manor	34		34	34		34		May-98	Jul-01	Jul-02
Frontiers	54		54				54	Apr-00	Jul-98	Oct-02
Partner Arms II	13			13		13			Feb-02	Jan-03
Rittenhouse	17		17			17			Jul-00	May-02
Edgewood 4	258			258	258				Feb-02	Aug-03
Montana Terrace	93		28				28		Aug-00	
Riley Cheeks House	13			13		13			Oct-01	Jan-03
Carver Terrace	312			312		312		May-97	Jan-01	Jan-01
Syphax School		41	41			12	29		Jul-01	Nov-02
Ft Dupont Nehemiah Homes		147	147				147		May-02	TBD
Huntwood Apartments	214			214		214		Feb-01	Oct-01	Sep-02
The Courts at Pennsylvania Ave.		9	9				9		Oct-01	Apr-04
Capitol View Townhouses	90		90				90		Sep-98	
Douglass Knolls	182			182		182		Mar-00	Feb-01	Jul-02
Elmwood South Condos	34		34			14	20		Dec-00	Dec-00
Henson Ridge		600	320	280			600	Feb-01	Dec-01	Feb-03
Homes at Woodmont (Ownership)		26	26				26		Sep-02	TBD
Homes at Woodmont (Rental)		176		176			176	Feb-00	Aug-01	Mar-02
Livingston Manor	130			130		130			Feb-02	Aug-01
Monterrey Park		56		56			56		Jun-01	Apr-02
Parkway Overlook West (100% Sec 8)	266			266		266		Jul-00	Jun-01	Jun-01
Savannah Ridge	190			190		190			Nov-01	Nov-01
Trenton Terrace Apartments		260	120	140		260		Jul-01	Sep-02	Sep-04
Communities Group/Regency Devel. (pool)	202			202		202		Jul-00	Jan-01	Feb-02
Safe Haven	48			48		48			Aug-02	May-03
Scattered Site Homeownership	123		123				123		May-01	
Section 8 Project-Based Multicultural Coop	46			46	30	16				
Subtotal FY 2001 Projects	2,471	1,315	1,043	2,712	440	1,923	1,358			
PSA: construction start date is not available because DHCD only provided funding for pre-construction, soft costs, or acquisition costs.										
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TBD: to be determined										

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FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Affordability					Market	TDC
	30%	40%	50%	60%	80%		
FY 2001 Projects							
Clifton Terrace		152					\$ 22,486,505
Meridian Manor	34						\$ 4,980,345
Frontiers	6	15	15	9	9		\$ 1,500,000
Partner Arms II	13						\$ 1,554,436
Rittenhouse				17			\$ 2,750,395
Edgewood 4	103				155		\$ 21,735,567
Montana Terrace	31	16	16	15	15		\$ 13,417,018
Riley Cheeks House	13						\$ 1,685,937
Carver Terrace		240	72				\$ 29,100,291
Syphax School			13	15	4	9	\$ 6,183,511
Ft Dupont Nehemiah Homes	20		107		20		\$ 17,534,309
Huntwood Apartments		214					\$ 14,362,829
The Courts at Pennsylvania Ave.					9		\$ 1,761,283
Capitol View Townhouses	90						\$ 4,388,629
Douglass Knolls		182					\$ 21,000,000
Elmwood South Condos					34		\$ 601,578
Henson Ridge	230		120		140	110	\$ 91,835,918
Homes at Woodmont (Ownership)					26		\$ 5,627,916
Homes at Woodmont (Rental)			176				\$ 17,696,606
Livingston Manor				130			\$ 4,384,759
Monterrey Park						56	\$ 10,000,000
Parkway Overlook West (100% Sec 8)		229	37				\$ 21,405,665
Savannah Ridge	124		66				\$ 5,790,737
Trenton Terrace Apartments			77	63	120		\$ 21,247,006
Communities Group/Regency Devel. (pool)		202					\$ 13,064,059
Safe Haven	48						\$ 4,721,980
Scattered Site Homeownership	49	19	19	18	18		\$ 22,000,000
Section 8 Project-Based Multicultural Coop	46						TBD
Subtotal FY 2001 Projects	807	1,269	718	267	550	175	\$ 382,817,279

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(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

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	CDBG	HOME	HPTF	LAHDO	Capital	Appropriated	LIHTC/ DHCD	DHCD	Closing Date	DHCD Future Financing		
FY 2001 Projects												
Clifton Terrace												
Meridian Manor	\$ 400,000							\$ 400,000	Jun-01			
Frontiers												
Partner Arms II	\$ 20,000							\$ 20,000	Sep-01	\$ 400,000	Feb-02	
Rittenhouse		\$ 975,000						\$ 975,000	May-01			
Edgewood 4							\$ 377,000	\$ 377,000	Jul-01			
Montana Terrace												
Riley Cheeks House		\$ 371,250						\$ 371,250	Oct-01			
Carver Terrace												
Syphax School	\$ 985,000							\$ 985,000	Jul-01	\$ 175,000	Feb-02	
Ft Dupont Nehemiah Homes	\$ 400,000							\$ 400,000	Jul-01	\$ 3,200,000	Mar-02	
Huntwood Apartments	\$ 2,925,338							\$ 2,925,338	Jul-01			
The Courts at Pennsylvania Ave.						\$ 600,000		\$ 600,000	Sep-01			
Capitol View Townhouses												
Douglass Knolls	\$ 1,791,000							\$ 1,791,000				
Elmwood South Condos						\$ 601,578		\$ 601,578	Dec-00			
Henson Ridge	\$ 1,600,000				\$ 1,400,000			\$ 3,000,000	Jul-01			
Homes at Woodmont (Ownership)	\$ 985,000							\$ 985,000	May-02			
Homes at Woodmont (Rental)	\$ 730,000							\$ 730,000	Jul-01			
Livingston Manor							\$ 400,000	\$ 400,000	Dec-01			
Monterrey Park					\$ 831,705			\$ 831,705	Jun-01			
Parkway Overlook West (100% Sec 8)												
Savannah Ridge		\$ 1,950,000						\$ 1,950,000	Jul-01			
Trenton Terrace Apartments	\$ 1,250,000							\$ 1,250,000	May-01			
Communities Group/Regency Devel. (pool)												
Safe Haven		\$ 500,000						\$ 500,000	Aug-01	\$ 1,630,000	Jan-02	
Scattered Site Homeownership	\$ 811,975							\$ 811,975	May-01			
Section 8 Project-Based Multicultural Coop												
Subtotal FY 2001 Projects	#####	\$ 3,796,250			\$ 2,231,705	\$ 1,201,578	\$ 777,000	\$ 19,904,846		\$ 5,405,000		

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(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Funding Sources												Closing Date
	Capital	Agency	Closing Date	Tax-Exempt Bond	Tax-Exempt Bridge Bond	Taxable Bond	LIHTC/ DCHFA	HFA	Closing Date	HUD Grants	DCHA Funds	DCHA	
FY 2001 Projects													
Clifton Terrace				\$ 5,500,000	\$ 5,200,000		\$ 9,566,505	\$ 10,700,000	Jun-01				
Meridian Manor				\$ 2,400,000			\$ 1,891,345	\$ 2,400,000	Jun-01				
Frontiers										\$ 1,212,690	\$ 327,314	\$ 1,540,004	
Partner Arms II													
Rittenhouse													
Edgewood 4													
Montana Terrace											\$ 12,252,359	\$ 12,252,359	
Riley Cheeks House													
Carver Terrace				\$ 15,350,000			\$ 8,594,000	\$ 15,350,000	Dec-00				
Syphax School													
Ft Dupont Nehemiah Homes													
Huntwood Apartments				\$ 6,850,000			\$ 3,300,265	\$ 6,850,000	Sep-01				
The Courts at Pennsylvania Ave.													
Capitol View Townhouses										\$ 1,533,594	\$ 3,731,054	\$ 5,264,648	
Douglass Knolls				\$ 10,014,000		\$ 675,000	\$ 7,289,646	\$ 10,689,000	Jan-01				
Elmwood South Condos													
Henson Ridge	\$ 5,000,000		Jul-02	\$ 3,500,000	\$ 4,500,000		\$ 5,845,680	\$ 8,000,000		\$ 29,972,431	\$ 3,347,973	\$ 33,320,404	
Homes at Woodmont (Ownership)													
Homes at Woodmont (Rental)				\$ 10,400,000			\$ 6,566,606	\$ 10,400,000	Jul-01				
Livingston Manor													
Monterrey Park													
Parkway Overlook West (100% Sec 8)				\$ 12,440,000		\$ 2,465,000	\$ 6,147,779	\$ 14,905,000	Mar-01				
Savannah Ridge													
Trenton Terrace Apartments				\$ 10,605,000				\$ 10,605,000	Sep-02				
Communities Group/Regency Devel. (pool)				\$ 8,825,000			\$ 4,219,907	\$ 8,825,000	Dec-00				
Safe Haven													
Scattered Site Homeownership											\$ 61,000	\$ 61,000	
Section 8 Project-Based Multicultural Coop											TBD		
Subtotal FY 2001 Projects	\$ 5,000,000			\$ 85,884,000	\$ 9,700,000	\$ 3,140,000	\$ 53,421,733	\$ 98,724,000		\$ 32,718,715	\$ 19,719,700	\$ 52,438,415	

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FY 2002 - 2nd Quarter (as of March 31, 2002)

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FY 2002 Projects					
1327 Kenyon Street NW Cooperative	1327 Kenyon Street NW	1	New Columbia Land Trust	12	
1438 Columbia Road NW	1438 Columbia Road NW	1	Mi Casa	15	
1440 Columbia Road NW	1440 Columbia Road NW	1	Mi Casa	17	
1611 Park Rd	1611 Park Road NW	1	Victory Housing	31	31
Columbia Heights Village (100% Sec. 8)	2900 14th Street, N.W.	1	Clark Realty Capital	406	
Euclid Street NW Lofts	1368 Euclid Street NW	1	1368 Euclid Street LP	77	
Faircliff Plaza East	14th Street, N.W.	1	Eagle Point Enterprises LLC	80	
Fairmont Square	1225 Fairmount Street NW	1	Dev. Corp. of Columbia Heights	9	
Warder Totten House	2633 16th Street NW	1	Totten Tower, LP	100	100
Edgewood 3	611 Edgewood Terrace NE	5	C.P.D.C.	292	200
Chesapeake Apartments	2-32 Chesapeake Street SE	8	Triad/Patriot Group	78	
Hillsdale Housing	2311 & 2315 Elvans Road SE	8	AEDC	2	2
Jeffery Gardens	Barnaby Rd & 7th St, SE	8	KSI Services, Inc.	273	
Knox Apartments	2400 Hartford Street SE	8	Triad/Patriot Group	74	
Parkside Terrace Apartments	3700 9th Street SE	8	HR Crawford /Edgewood Management	240	
Trenton Park	3500-3649 6th Street SE	8	Trenton Park Apartments, LP	259	
Walter Washington/HUD 202 Sr. Housing	800 Southern Avenue SE	8	HR Crawford /Edgewood Management	45	45
Subtotal FY 2002 Projects				2,010	378

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Construction Method		Ownership Type		Building Type			Timeline		
	Rehab Units	New Constr.	Home-ownership	Rental	High Rise	Garden Style	Single Family	Preliminary Commitment	Construction Start	Occupancy
FY 2002 Projects										
1327 Kenyon Street NW Cooperative	12		12			12			Feb-02	Oct-02
1438 Columbia Road NW	15			15		15		PSA		
1440 Columbia Road NW	17			17		17		PSA		
1611 Park Rd	31			31		31			Feb-02	Nov-02
Columbia Heights Village (100% Sec. 8)	406			406	406			Jul-01	Jan-02	Jan-02
Euclid Street NW Lofts	77			77	77				Dec-01	Mar-04
Faircliff Plaza	80			80		80		Jul-01	May-02	Jul-02
Fairmont Square	9		9			9			PSA	
Warder Totten House		100		100	80	20			Feb-01	Oct-02
Edgewood 3	200			200	200			Sep-00	Dec-01	Mar-03
Chesapeake Apartments	78			78		78		Apr-00	Nov-00	Nov-00
Hillsdale Housing		2	2				2		Oct-00	Aug-01
Jeffery Gardens	273			273		273		Jul-01	Feb-02	Jun-02
Knox Apartments	74			74		74		May-00	Nov-00	Nov-00
Parkside Terrace Apartments	240			240		240			Jan-03	TBD
Trenton Park	259			259		259		Jun-00	Feb-02	Dec-02
Walter Washington/HUD 202 Sr. Housing		45		45		45			Feb-02	TBD
Subtotal FY 2002 Projects	1,771	147	23	1,895	763	1,153	2			
PSA: construction start date is not available because DHCD only provided funding for pre-construction, soft costs, or acquisition costs.										
NA: construction start date is not available because the agency has not closed the financing.										
TBD: to be determined										

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Affordability					Market	TDC
	30%	40%	50%	60%	80%		
FY 2002 Projects							
1327 Kenyon Street NW Cooperative				12			\$ 1,370,311
1438 Columbia Road NW				15			\$ 2,455,734
1440 Columbia Road NW				17			\$ 2,602,272
1611 Park Rd	13			18			\$ 3,805,000
Columbia Heights Village (100% Sec. 8)				406			\$ 42,201,196
Euclid Street NW Lofts				77			\$ 17,925,511
Faircliff Plaza				80			\$ 10,439,836
Fairmont Square				9			\$ 550,000
Warder Totten House					100		\$ 18,000,000
Edgewood 3	89		111				\$ 19,208,347
Chesapeake Apartments		78					\$ 4,645,880
Hillsdale Housing					2		\$ 281,279
Jeffery Gardens			41	232			\$ 17,974,862
Knox Apartments		74					\$ 4,148,148
Parkside Terrace Apartments				192		48	\$ 22,699,671
Trenton Park	2	257					\$ 11,862,090
Walter Washington/HUD 202 Sr. Housing			45				\$ 4,534,400
Subtotal FY 2002 Projects	104	409	197	1,058	102		\$ 184,704,537

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Funding Sources									Closing Date
	CDBG	HOME	HPTF	LAHDO	Capital	Appropriated	LIHTC/ DHCD	DHCD	DHCD Future Financing	
FY 2002 Projects										
1327 Kenyon Street NW Cooperative		\$ 420,000						\$ 420,000		Dec-01
1438 Columbia Road NW	\$ 536,000							\$ 536,000		Dec-01
1440 Columbia Road NW	\$ 560,000							\$ 560,000		Dec-01
1611 Park Rd		\$ 1,300,000						\$ 1,300,000	\$ 700,000	Mar-02
Columbia Heights Village (100% Sec. 8)										
Euclid Street NW Lofts						\$ 1,000,000		\$ 1,000,000		Dec-01
Faircliff Plaza										
Fairmont Square	\$ 550,000							\$ 550,000		Dec-01
Warder Totten House						\$ 1,300,000		\$ 1,300,000		Dec-01
Edgewood 3	\$ 3,300,000							\$ 3,300,000		Nov-01
Chesapeake Apartments	\$ 395,000							\$ 395,000		Dec-01
Hillsdale Housing	\$ 33,835							\$ 33,835		Dec-01
Jeffery Gardens										
Knox Apartments	\$ 270,000							\$ 270,000		Dec-01
Parkside Terrace Apartments	\$ 1,250,000							\$ 1,250,000		Jan-02
Trenton Park			\$ 1,750,000					\$ 1,750,000		Dec-01
Walter Washington/HUD 202 Sr. Housing		\$ 950,000						\$ 950,000		Dec-01
Subtotal FY 2002 Projects	\$ 6,894,835	\$ 2,670,000	\$ 1,750,000				\$ 2,300,000	\$ 13,614,835	\$ 700,000	

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Capital	Agency	Closing Date	Funding Sources					Closing Date	HUD Grants	DCHA Funds	DCHA	Closing Date
				Tax-Exempt Bond	Tax-Exempt Bridge Bond	Taxable Bond	LIHTC/ DCHFA	HFA					
FY 2002 Projects													
1327 Kenyon Street NW Cooperative													
1438 Columbia Road NW													
1440 Columbia Road NW													
1611 Park Rd													
Columbia Heights Village (100% Sec. 8)				\$ 30,000,000		\$ 6,000,000			\$ 36,000,000	Dec-01			
Euclid Street NW Lofts													
Faircliff Plaza				\$ 7,000,000			\$ 2,701,696		\$ 7,000,000	Mar-02			
Fairmont Square													
Warder Totten House													
Edgewood 3					\$ 8,000,000		\$ 5,795,227		\$ 8,000,000	Nov-01		\$ 7,000,000	\$ 7,000,000
Chesapeake Apartments				\$ 2,228,000		\$ 472,000	\$ 1,221,145		\$ 2,700,000	Oct-00			
Hillsdale Housing													
Jeffery Gardens				\$ 12,285,000			\$ 4,715,268		\$ 12,285,000	Jan-02			
Knox Apartments				\$ 2,382,800			\$ 1,127,061		\$ 2,382,800	Oct-00			
Parkside Terrace Apartments													
Trenton Park				\$ 6,120,000					\$ 6,120,000	Jan-02			
Walter Washington/HUD 202 Sr. Housing													
Subtotal FY 2002 Projects				\$ 60,015,800	\$ 8,000,000	\$ 6,472,000	\$ 15,560,397		\$ 74,487,800		\$ -	\$ 7,000,000	\$ 7,000,000

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Address	Ward	Owner/Developer	Units	New Units
Pipeline					
DCCH Pool - Chapin St. (100% Sec. 8)	1474 Chapin Street, NW	1	DCCH	15	15
DCCH Pool - Euclid St. (100% Sec. 8)	1030-34 Euclid Street, NW	1	DCCH	17	17
Fairmont I & II	1400-01 Fairmont, NW	1	DCCH/Tenants	220	
Golden Rule	1000 New Jersey Avenue NW	1	Bibleway Church	119	119
Trinity Towers	3023 14th Street, N.W.	1	The Community Partners	122	
Capitol Park East Pool	3rd & G Streets, S.W.	2	Wilson Securities	600	
Certie Mae Center	1500 Block 9th Street NW	2	Shiloh Baptist Church Foundation	65	65
1741 Trinidad Avenue NE	1741 Trinidad Avenue NE	5	PIC	12	
Capitol Hill Towers (Navy Yard)	New Jersey & L St., SE	6	Valhal Corp.	342	342
Florida Avenue NE Gateway	Various Addresses in Capitol Hill NE	6	H Street CDC	10	
Kentucky Courts	340 13th Street SE	6	DCHA	54	
Arthur Capper/Carrollsborg (HOPE VI)	601 L Street SE	6	DCHA	1,562	1,562
East Capital (HOPE VI)	East Capitol Street NE/SE	7	DCHA	555	
J.W. King Seniors Housing	4638 H Street SE	7	First Rock Baptist CDC	75	75
Randle Highlands Manor ALF	1624-28 27th St. S.E.	7	HCP Randle LLC/AEDC	60	60
Elsinore Courtyards	5300 (Block) E Street, SE; 5100 Call Place and (7	Elsinore Courtyard, LLC / Marshall Heights	165	
Wagner-Gainesville	1811 Gainesville Street, SE; 2422 Wagner Street	8	NPCDC, Inc.	62	62
Bolling View	401 Orange Street, SE; 2942 Second Street, SE	8	CIH Ventures, Inc. / AEDC	183	183
AEDC I Pool	various	8	AEDC/Communities Group	111	
Congress Park II	1375 Savannah Street, SE	8	Mid-City Urban, LLC	196	
Good Hope House	1715 V Street SE	8	Bethany, Inc.	8	
WDC II	Various in Anacostia and Capital View neighborh	7,8	Regency Development / Pinnacle Developr	97	
Pipeline Subtotal				4,553	2,500
Total Subsidized Projects (FY '99, '00, '01, '02 and pipeline)				13,852	5,379

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Construction Method		Ownership Type		Building Type			Timeline		
	Rehab Units	New Constr.	Home-ownership	Rental	High Rise	Garden Style	Single Family	Preliminary Commitment	Construction Start	Occupancy
Pipeline										
DCCH Pool - Chapin St. (100% Sec. 8)	15			15		15			Jun-02	Oct-03
DCCH Pool - Euclid St. (100% Sec. 8)	17			17		17			Jun-02	Oct-03
Fairmont I & II	220			220	220			Jan-01	Jul-02	Jul-02
Golden Rule		119		119	119				Aug-02	Dec-03
Trinity Towers	122			122	122			Jul-01	Jun-02	Sep-02
Capitol Park East Pool	600			600	600			Sep-00	May-02	Jun-02
Certie Mae Center		65		65		65			PSA	TBD
1741 Trinidad Avenue NE	12			12		12			TBD	TBD
Capitol Hill Towers (Navy Yard)		342		342	342			Jun-01	May-02	Jan-04
Florida Avenue NE Gateway	10		10				10		PSA	
Kentucky Courts		54	44	10			54		Jul-02	
Arthur Capper/Carrollsborg HOPE VI		1,562	330	1,232		1,232	330		TBD	TBD
East Capital (HOPE VI)		555	145	410		338	217		Jul-02	
J.W. King Seniors Housing		75		75		75		Jul-01	Jul-02	Oct-03
Randle Highlands Manor ALF		60		60		60		Jul-01	Jul-02	Oct-03
Elsinore Courtyards	165			165		165		Jan-02	Jul-02	Jul-03
Wagner-Gainesville	62			62		62		Jan-02	Jun-02	Feb-03
Bolling View	183			183		183		Jan-02	Jul-02	Nov-02
AEDC I Pool	111			111		111		Jul-01	Jul-02	Sep-02
Congress Park II	196			196		196		Jan-01	TBD	TBD
Good Hope House	8			8		8			Jul-02	
WDC II	97			97		97		Jan-02	TBD	TBD
Pipeline Subtotal	1,721	2,832	529	4,024	1,403	2,539	611			
Total Subsidized Projects (FY '99, '00, '01, '02 and pipeline)	8,876	4,886	2,047	11,684	2,794	8,530	2,373			
PSA: construction start date is not available because DHCD only provided funding for pre-construction, soft costs, or acquisition costs.										
NA: construction start date is not available because the agency has not closed the financing.										
TBD: to be determined										

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name	Affordability						Market	TDC
	30%	40%	50%	60%	80%			
Pipeline								
DCCH Pool - Chapin St. (100% Sec. 8)			15				\$ 2,974,430	
DCCH Pool - Euclid St. (100% Sec. 8)			15		2		\$ 3,368,557	
Fairmont I & II					177	43	\$ 24,625,663	
Golden Rule			119				\$ 18,323,384	
Trinity Towers			29		93		\$ 17,724,939	
Capitol Park East Pool		256			336	8	\$ 49,819,853	
Certie Mae Center							\$ 7,253,207	
1741 Trinidad Avenue NE					12		\$ 1,982,213	
Capitol Hill Towers (Navy Yard)					137	205	\$ 64,529,967	
Florida Avenue NE Gateway						10	\$ 7,100,000	
Kentucky Courts		12				20	\$ 8,882,000	
Arthur Capper/Carrollsborg HOPE VI		467			240	50	\$ 424,350,000	
East Capital (HOPE VI)		249	129	121	28	28	\$ 109,613,593	
J.W. King Seniors Housing			75				\$ 8,422,693	
Randle Highlands Manor ALF					60		\$ 7,031,000	
Elsinore Courtyards					164		\$ 10,687,153	
Wagner-Gainesville					62		\$ 7,423,399	
Bolling View		183					\$ 10,007,334	
AEDC I Pool			111				\$ 9,695,275	
Congress Park II			196				\$ 19,178,781	
Good Hope House			8				\$ 1,140,679	
WDC II					97		\$ 7,039,174	
Pipeline Subtotal	728	883	374	1,311	108	1,083	\$ 814,134,120	
Total Subsidized Projects (FY '99, '00, '01, '02 and pipeline)	1,885	4,082	2,251	3,159	959	1,310	\$ 1,657,686,250	

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name Pipeline	Funding Sources									Closing Date	DHCD Future Financing	Closing Date
	CDBG	HOME	HPTF	LAHDO	Capital	Appropriated	LIHTC/ DHCD	DHCD				
DCCH Pool - Chapin St. (100% Sec. 8)	\$ 798,537							\$ 798,537		May-02		
DCCH Pool - Euclid St. (100% Sec. 8)	\$ 650,000							\$ 650,000		May-02		
Fairmont I & II	\$ 2,000,000							\$ 2,000,000				
Golden Rule				\$ 100,000				\$ 100,000		May-02		
Trinity Towers	\$ 3,500,000							\$ 3,500,000		May-02		
Capitol Park East Pool												
Certie Mae Center	\$ 1,000,000							\$ 1,000,000		May-02		
1741 Trinidad Avenue NE	\$ 1,838,235							\$ 1,838,235		May-02		
Capitol Hill Towers (Navy Yard)												
Florida Avenue NE Gateway	\$ 300,000							\$ 300,000		Jun-02		
Kentucky Courts			\$ 461,093					\$ 461,093				
Arthur Capper/Carrollsborg HOPE VI	\$ 950,000							\$ 950,000		May-02		
East Capital (HOPE VI)	\$ 3,250,000							\$ 3,250,000		Jul-01	\$ 6,750,000	Aug-02
J.W. King Seniors Housing												
Randle Highlands Manor ALF												
Elsinore Courtyards												
Wagner-Gainesville												
Bolling View												
AEDC I Pool												
Congress Park II												
Good Hope House	\$ 300,000							\$ 300,000		May-02		
WDC II												
Pipeline Subtotal	#####		\$ 461,093	\$ 100,000				\$ 15,147,865				
Total Subsidized Projects (FY '99, '00, '01, '02 and pipeline)	#####	\$ 11,838,250	\$ 2,211,093	\$ 100,000	\$ 2,939,705	\$ 1,201,578	\$ 3,077,000	\$ 61,633,241			\$ 6,105,000	

District of Columbia Housing Pipeline Report
(DHCD, DCHA, and HFA)
FY 2002 - 2nd Quarter (as of March 31, 2002)

Project Name Pipeline	Capital	Agency	Closing Date	Funding Sources					Closing Date	HUD Grants	DCHA Funds	DCHA	Closing Date
				Tax-Exempt Bond	Tax-Exempt Bridge Bond	Taxable Bond	LIHTC/ DCHFA	HFA					
DCCH Pool - Chapin St. (100% Sec. 8)				\$ 1,225,000	\$ 375,000		\$ 799,432	\$ 1,600,000	May-02				
DCCH Pool - Euclid St. (100% Sec. 8)				\$ 1,450,000	\$ 400,000		\$ 1,001,119	\$ 1,850,000	May-02				
Fairmont I & II				\$ 16,133,000			\$ 8,475,192	\$ 16,133,000					
Golden Rule				\$ 7,500,000				\$ 7,500,000	May-02				
Trinity Towers				\$ 7,101,918			\$ 5,850,928	\$ 7,101,918	May-02				
Capitol Park East Pool				\$ 26,500,000		\$ 5,500,000	\$ 7,120,767	\$ 32,000,000					
Certie Mae Center													
1741 Trinidad Avenue NE													
Capitol Hill Towers (Navy Yard)				\$ 29,000,000		\$ 8,590,963	\$ 8,324,327	\$ 37,590,963					
Florida Avenue NE Gateway													
Kentucky Courts										\$ 47,872	\$ 1,900,000	\$ 1,947,872	
Arthur Capper/Carrollsborg (HOPE VI)										\$ 34,900,000	\$ 2,000,000	\$ 36,900,000	
East Capital (HOPE VI)										\$ 32,227,437	\$ 11,424,587	\$ 43,652,024	
J.W. King Seniors Housing				\$ 3,750,000				\$ 3,750,000					
Randle Highlands Manor ALF				\$ 5,000,000				\$ 5,000,000					
Elsinore Courtyards				\$ 5,550,000			\$ 2,789,402	\$ 5,550,000	Jun-02				
Wagner-Gainesville				\$ 3,747,829			\$ 1,886,407	\$ 3,747,829	Jun-02				
Bolling View				\$ 6,991,715			\$ 2,469,891	\$ 6,991,715	Jun-02				
AEDC I Pool				\$ 6,795,000				\$ 6,795,000					
Congress Park II				\$ 5,388,002			\$ 5,307,976	\$ 5,388,002					
Good Hope House													
WDC II				\$ 4,600,000			\$ 1,666,453	\$ 4,600,000	TBD				
Pipeline Subtotal				\$ 126,132,464	\$ 775,000	\$14,090,963	\$ 44,025,441	\$ 140,998,427		\$ 67,175,309	\$15,324,587	\$ 82,499,896	
Total Subsidized Projects (FY '99, '00, '01, '02 and pipeline)	\$ 5,000,000			\$ 366,860,795	\$33,810,000	\$23,702,963	\$ 163,007,249	\$ 432,373,758		\$ 155,909,980	\$52,140,187	\$208,050,167	